Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/06363

Decision Date:

Applicant:	Mr Nick Jenkins Stockton House, Stockton, Wiltshire, United Kingdom, BA12 0SQ
Particulars of Development:	Change of use of existing agricultural building (Sui Generis) to indoor ski slope and climbing wall facility (Use Class E(d)) alongside internal and external amendments to the building (including its roofscape) and car parking
At:	BAPTON MANOR FARM, BAPTON, WILTSHIRE, BA12 0SB

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (10)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location and Site Plan (2313-BiBO-XX-00-DR-A-0100) (rcvd 27 Jul 2023)
Design and Access and Heritage Statement (January 2024) (rcvd 24 Jan 2024)
Transport Technical Note (December 2023) (rcvd 1 Dec 2023)
Existing Ground Floor Plan (2313-BiBO-XX-00-DR-A-0101) (rcvd 27 Jul 2023)

Proposed Ground Floor Plan (2313-BiBO-XX-00-DR-B-2101 Rev 03) (rcvd 24 Jan 2024)
Existing Roof Plan (2313-BiBO-XX-00-DR-A-0102) (rcvd 27 Jul 2023)
Proposed Roof Plan (2313-BiBO-XX-00-DR-A-2102 Rev 02) (rcvd 24 Jan 2024)
Existing N & S Elevation (2313-BiBO-XX-00-DR-A-0201) (rcvd 27 Jul 2023)
Proposed N & S Elevation (2313-BiBO-XX-00-DR-B-2201 Rev 02) (rcvd 1 Dec 2023)
Existing E & W Elevation (2313-BiBO-XX-00-DR-A-0200) (rcvd 27 Jul 2023)
Proposed E & W Elevation (2313-BiBO-XX-00-DR-A-2200 Rev 02) (rcvd 4 Sep 2023)
Existing Section AA (2313-BiBO-XX-00-DR-A-0300) (rcvd 27 Jul 2023)
Proposed Section AA (2313-BiBO-XX-00-DR-A-2300 Rev 03) (rcvd 24 Jan 2024)

REASON: For the avoidance of doubt and in the interests of proper planning.

3 For the avoidance of doubt, features to enhance the site for biodiversity are shown on submitted drawing no: 2313-BiBO-XX-00-DR-A-2201-02 Rev B. These features should be installed prior to first use of the development hereby permitted and thereafter retained for the lifetime of the development.

REASON: In the interests of biodiversity on the site

4 No part of the development hereby permitted shall be first brought into use until the parking spaces (10) have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter.

REASON: In the interests of highway safety.

5 No part of the development shall be first brought into use until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

REASON: In the interests of highway safety.

6 The use hereby permitted shall only take place between the hours of 0800hrs to 2200hrs from Mondays to Saturday and between 1000hrs to 2000hrs on Sundays and Public Holidays.

REASON: In the interests of ensuring appropriate levels of amenity are achievable in

accordance with Core Policy 57.

7 All doors and windows to be kept closed, except for access and egress, when the premises is open to the public.

REASON: In the interests of ensuring appropriate levels of amenity are achievable in accordance with Core Policy 57.

8 All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards (E0 for the AONB) set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021)

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

9 The mitigation measures detailed in the Flood Risk Assessment (FRA) contained in the DAS ref 2313 dated Jan 2024 by Bibo shall be carried out in full prior to the first bringing into use of the development.

REASON: In the interests of ensuring adequate drainage of the site

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes of an indoor ski slope and climbing wall (sui generis).

REASON: In the interests of the amenities of the area the LPA would want to consider and assess any other proposals on the site

Informatives: (1)

11 The applicant should note that the works hereby approved involve the removal and disposal of asbestos cement roofing. Should only be removed by a licenced contractor Asbestos waste is classified as 'special waste' and as such, can only be disposed of at a site licensed by the Environment Agency. Any contractor used must also be licensed to carry 'special waste'.

Parvis Khansari - **Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).

3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy